

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – September 25, 2009
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:00 a.m. and adjourned at 10:10 a.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Day, Norby, Pallinger, Riess

Commissioners Absent: Woods

Advisors Present: Lynch (OGS); Shick, Sinsay (DPW); Taylor (OCC)

Staff Present: Baca, Chan, Gibson, Grunow, Muto, Nagem, Ramaiya, Walsh, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of September 11, 2009

Action: Riess - Brooks

Approve the Minutes of August 11, 2009.

Ayes: 6 - Beck, Brooks, Day, Norby, Pallinger, Riess
Noes: 0 - None
Abstain: 0 - None
Absent: 1 - Woods

C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

None.

D. Announcement of Handout Materials Related to Today's Agenda Items

E. Requests for Continuance

F. Formation of Consent Calendar:

Administrative:

G. Director's Report:

At their recent meeting, the Board of Supervisors extended the moratorium on medical marijuana dispensaries. The Board also approved the Bridges at Rancho Santa Fe Tennis Court project and removed Montecito Road removal from the Circulation Element, both as recommended by the Planning Commission, and expressed a number of concerns regarding the 2050 population forecast and the adequacy of the County's water supply.

P06-038, Agenda Item 1:

1. **Jamacha-Hillside Water Tank Wireless Telecommunication Facility, Major Use Permit P06-038m, Valle de Oro Community Plan Area** (continued from August 14, 2009)

Proposed Major Use Permit to allow construction and operation of an unmanned wireless facility at the terminus of Wieghorst Way via a private driveway. The property is located in the Valle de Oro Community Plan Area. The facility includes 12 panel antennas that would be mounted to an existing water tank. Associated equipment would consist of four self-contained base transceiver station outdoor equipment cabinets, one electric meter panel, and one telephone interface. The outdoor equipment would be enclosed on three sides with a 9' tall, dark tan, slump block wall. The project site is subject to the Regional Land Use Element Policy 1.1 Current Urban Development Area (CUDA) and General Plan Land Use Designation Specific Plan (21). Zoning for the site is S-90 (Holding Area).

Staff Presentation: Chan

Proponents: 1; **Opponents:** 2

Discussion:

The applicant has requested postponement of today's hearing to allow additional discussions with neighboring property owners.

Action: Riess - Day

Continue consideration of Major Use Permit P06-038 to the meeting of November 13, 2009.

Ayes:	6 -	Beck, Brooks, Day, Norby, Pallinger, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Woods

GPC 09-017, Agenda Item 2:**2. Rancho Santa Fe School District General Plan Conformance Review; (GPC) 09-017, San Dieguito Community Plan Area**

Rancho Santa Fe School District's proposed expansion and enhancement of the existing R. Roger Rowe School by acquiring land to provide additional staff parking and, ultimately, school physical education space. To promote the safety of pupils and comprehensive community planning, Public Resources Code Section 21151.2 requires the Planning Commission to investigate the proposed site and make a recommendation concerning acquisition. Government Code Section 65402 requires review for conformance with the General Plan relative to the proposal's purpose, location and extent. The project site is located on the south side of La Granada, east of Mimosa Place and west of El Fuego in the San Dieguito Community Plan Area.

Staff Presentation: Nagem

Proponents: 2; **Opponents:** 2

Note: Commissioner Day recuses himself from participation in this hearing.

Discussion:

The School District has no plans to expand the existing school at this time, but they want to relieve crowded parking conditions. The applicant's representatives further explain that State funding is currently available for a limited time to purchase the project site for additional parking but, in order to obtain that funding, the School District must act quickly.

Project opponents are concerned about pedestrian crossings located on a major emergency vehicle route, four 1,000-gallon propane tanks located near future classrooms and possible drainage impacts. They are also concerned that the School District is proposing to surround existing residences with School District parking lots. The applicant's representative clarifies that the propane tanks are permitted and have been on campus for several years, and the pedestrian crossings will be eliminated when the proposal is presented to the School District. With respect to possible drainage problems, all onsite drainage will be removed and a new basin will be created during Phases 1 and 2.

GPC 09-017, Agenda Item 2:

Motion: Pallinger - Brooks

1. Adopt Staff's recommendation that the Rancho Santa Fe School District acquire the project site for the purpose of constructing additional staff parking considering the promotion of safety of pupils and comprehensive community planning; and
2. Find pursuant to Section 65402 of the State Government Code that the proposed acquisition of the project site for the purpose of constructing additional staff parking is in conformance with the adopted General Plan regarding the location, purpose and extent of such acquisition, and adopt the resolution entitled "A Resolution of the San Diego County Planning Commission concerning General Plan conformance and acquisition of property for the Rancho Santa Fe School District R. Roger Rowe School expansion project.

Discussion of the Motion:

Commissioner Riess announces he will not support the Motion. Commissioners Riess and Beck believe the environmental documents don't adequately address the project and should not be certified. They also agree that the project should be described in better detail in future documents. Commissioner Beck notes that the School District has acknowledged there is adequate parking currently available. Commissioner Riess believes the School District must overcome several significant problems before this proposal can be considered approvable. Commissioners Beck, Norby and Riess are also concerned that the proposal presented to the Planning Commission is different than the proposal to be presented to the School District. Commissioner Norby is concerned that properties adjacent to the proposed School District property could ultimately be condemned if they are surrounded by School District parking lots. He recommends that the Mitigated Negative Declaration be revisited and neighboring property owners' concerns more closely examined.

Ayes: 3 - Beck, Brooks, Pallinger
Noes: 2 - Norby, Riess
Abstain: 0 - None
Absent: 2 - Day, Woods

This Motion fails.

GPC 09-017, Agenda Item 2:

Discussion:

Commissioner Riess recommends sending a message to the School District discussing why the Motion to find the proposal in conformance with the County's General Plan failed. Commissioner Norby states he is willing to support the proposed top parking lot, but is unable to support the proposed bottom lot because of the issues raised today.

Action: Beck - Riess

Based on concerns regarding the bifurcated nature of the proposal presented to the Planning Commission, the Commission supports Staff's recommendations regarding GPC 09-017, Phase 1 (the top lot). The Planning Commission remains concerned about the comprehensive community planning component of this project and have identified several issues that remain unresolved.

Ayes:	4 -	Beck, Brooks, Norby, Riess
Noes:	1 -	Pallinger
Abstain:	0 -	None
Absent:	2 -	Day, Woods

R09-003, Agenda Item 3:**3. Rancho San Diego Sheriff's Substation, Zone Reclassification R09-003, Valle de Oro Community Plan Area**

Requested Zone Reclassification and open space vacation to accommodate the future Rancho San Diego Sheriff Substation. The approximate 25,000 square-foot facility would be located on a 13.83-acre County owned property on Highway 94 (Campo Road), east of the Skyline Wesleyan Church facility, in the Rancho San Diego Specific Plan and the Valle de Oro Community Plan Areas. The Zone Reclassification would exchange the Use Regulations on portions of the site from S80 Open Space to M52 Limited Impact Industrial. In addition, the project would vacate portions of an existing open space (VAC 09-002), that was recorded as biological mitigation for the Skyline Wesleyan Church facility. Replacement mitigation for the vacated open space will be located on the project site.

Staff Presentation: Walsh

Proponents: 0; **Opponents:** 0

This Item is recommended for approval on consent.

Action: Day - Riess

Find that the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration dated February 2, 2009 before making their recommendation on the project;

Recommend that the Board of Supervisors find that the Mitigated Negative Declaration dated February 2, 2009 was adopted in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, and that the Board of Supervisors has reviewed and considered the information contained therein before approving the project; and

Adopt the Form of Ordinance changing the zoning classification of certain property in the Valle de Oro Community Plan Area (R09-003).

Ayes:	6 -	Beck, Brooks, Day, Norby, Pallinger, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Woods

P08-024, Agenda Item 4:**4. Verizon Wireless Telecommunications Facility, Major Use Permit P08-024, Fallbrook Community Plan Area**

Requested Major Use Permit to allow construction, operation, and co-location of an unmanned wireless telecommunication facility at 2329 Aqua Hill Road within the Fallbrook Community Plan Area. The facility includes 12 panel antennas and one microwave dish antenna to be mounted onto an existing 50' tall water tank, with the top of the antennas measured at 36 feet. Associated equipment would consist of four compact metro cell outdoor equipment cabinets and GPS antennas enclosed by a 6' tall wooden fence and an emergency generator receptacle. The project would occupy 250 square-feet of the 5.0 acre parcel. The project site is subject to the 1.5 Country Towns (CT) General Plan Regional Category and (22) Public/Semi-Public Lands General Plan Land Use Designation. Zoning for the site is A70 (Limited Agricultural).

Staff Presentation: Chan

Proponents: 1; **Opponents:** 0

Action: Day - Riess

Grant Major Use Permit P08-024, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in manner consistent with the Zoning Ordinance, the Noise Ordinance and State Law.

Ayes:	6 -	Beck, Brooks, Day, Norby, Pallinger, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Woods

Administrative:

G. Report on actions of Planning Commission's Subcommittees:

No reports were provided.

H. Results from Board of Supervisor Hearing(s):

At their recent meeting, the Board of Supervisors approved:

- An ordinance extending the moratorium on the establishment of marijuana dispensaries, to take effect immediately
- The Bridges at Rancho Santa Fe tennis complex (SPA 08-004, P08-025, P85-064W⁵, P85-084W⁶ and AD 08-022)
- Removal of a portion of Montecito Road from the County's Circulation Element (GPA 08-011)
- Zoning Ordinance Update; POD 08-018

J. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors:

- San Diego Association of Governments 2050 Regional Growth Forecast
- Fairbanks Ranch Fire Station Open Space Vacation; VAC 08-002

No members were designated to represent the Planning Commission at the upcoming Board of Supervisors meeting.

K. Discussion of correspondence received by Planning Commission:

Commissioner Brooks will attend the California County Planning Commissioners Association conference in November 2009.

I. Scheduled Meetings:

October 9, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 23, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

GPC 09-017, Agenda Item 2:

November 6, 2009	Special Meeting, General Plan Update, DPLU Hearing Room, 9:00 a.m.
November 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 19, 2009	Special Meeting, General Plan Update, DPLU Hearing Room, 9:00 a.m.
November 20, 2009	Special Meeting, General Plan Update, DPLU Hearing Room, 9:00 a.m.
December 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 8, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
January 22, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
February 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 5, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 19, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 2, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 16, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 30, 2010	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
May 14, 2010	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at p.m. to 9:00 a.m. on October 9, 2009 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.